

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
Thursday – July 15, 2021**

AGENDA

1. ROLL CALL
2. APPROVAL OF MINUTES FROM THE JUNE 17, 2021, CHICAGO PLAN COMMISSION HEARING
3. MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT

Disposition

1. A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 6903-11 South Perry Avenue to Raina Perry, LLC. (21-024-21; 6th Ward).
4. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
 1. A proposed Residential-Business Planned Development, submitted by FRC Realty Inc., for the property generally located at 1017-1039 N. LaSalle Street and 125 W. Maple Street. The applicant is proposing to rezone the site from RM-5 (Residential Multi-Unit District) to a DX-7 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development. The applicant proposes to construct a 39-story, 418'-tall building with 303 residential units, 3,698 sf of ground floor commercial space, and 124 parking spaces with accessory and incidental uses on the property located at 125 W. Maple St. (Sub-Area B). The property located at 1017 N. LaSalle St. (Sub-Area A) will continue to be improved with the Annunciation Greek Orthodox Cathedral. The existing 6-unit apartment building and coach house at 1015 N. LaSalle St. (Subarea A) will remain. Bonus FAR of 1.50 for Subarea A and bonus FAR of 4.5 for Subarea B will be taken and the overall FAR of the planned development will be 9.5 (20704; 2nd Ward).
 2. A proposed Business Planned Development, submitted by Regal Mile Ventures LLC for the property generally located at 1431-1525 E 77th Street: 7700-7716 and 7734-7744 S. Blackstone Avenue; 7731-7741 S. South Chicago Avenue; 7701-7745 S. Blackstone Avenue; 7700- 7778 South Harper Avenue; 7707-7741 S. Harper Avenue; 7706-7740 S Stony Island Avenue. The applicant is proposing to rezone the site from C2-2 (Motor Vehicle Related Commercial District), M1-2 Limited Manufacturing/Business Park District, and RS-3 Residential Single-Unit District to C2-2 Motor Vehicle-related Commercial District then to a Business Planned Development. The applicant proposes to construct a film studio and supporting offices, which would include communication service establishment, office, parking, accessory uses and other permitted uses in the C2-2 district and incidental uses. The proposed FAR of the project would be approximately 0.70, with an overall maximum FAR allowed in the PD of 2.2. (20725, 5th Ward)
 3. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by Elam Industries LLC, for the property generally located at 3006-3012 East 78th Street. The property is zoned RM5.5 and is within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The

applicant is proposing to construct a five-story residential building with ten dwelling units and eight interior parking spaces and two outdoor parking spaces (LF #758; 7th Ward).

4. A proposed amendment to planned development 1220, submitted by Art in Motion (A.I.M) for the property generally located at 7522 S Greenwood. The applicant seeks to add school as a permitted use to allow for a temporary school use at the subject property (20726, 8th Ward)
5. A proposed Business Planned Development, submitted by Our Revival Chicago, LLC, for the property generally located at 3506-20 South Halsted Street. The applicant proposes to rezone the site from B3-3 (Community Shopping District) to C3-2 (Commercial, Manufacturing and Employment District) and then to a Business Planned Development to develop a live entertainment venue with an 1,800-person capacity, an approximately 4,000 square foot restaurant, and an approximately 5,000 square foot brewery on the subject property (20722, 11th Ward).
6. A proposed Residential-Business Planned Development, submitted by 1201 W. Fulton Partners LLC, for the property generally located at 1215 West Fulton Street. The applicant is proposing to rezone the site from M2-3 (Light Industry District) to DX-7 (Downtown Mixed-Use District) and then to a Residential-Business Planned Development. The applicant proposes to construct a 34-story, 414'-9"- tall building with ground floor commercial space, and residential use above. The project will contain 80 accessory vehicular parking spaces and 112 bicycle parking spaces. A 4.5 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 11.5. (20651, 27th Ward)
7. A proposed Business Planned Development, submitted by 917 W. Fulton Partners LLC, for the property generally located at 917 West Fulton Market Street. The applicant is proposing to rezone the site from C1-1 and C1-2 (Neighborhood Commercial District) to DX-5 (Downtown Mixed-Use District) and then to a Business Planned Development. The applicant proposes to construct an 11-story, 153'-4"- tall building with ground floor commercial space, and office use above and renovate an existing six-story, 87'-tall building to accommodate ground floor commercial or office space, with office space above. The entire project will contain 111 accessory vehicular parking spaces and 73 bicycle parking spaces. A 3.1 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 8.1. (20590, 27th Ward)
8. A proposed amendment to Residential-Business Planned Development No. 896, submitted by LR ABLA LLC, for the property generally located at 1002 S. Racine Avenue, 1257 W. Roosevelt Road, 1357 W. Roosevelt Road, and 1322 W. Taylor Street. The applicant proposed to change the zoning designation from Residential-Business Planned Development No. 896 to Residential-Business Planned Development No. 896, as amended. The applicant proposes the construction of a new 6 story building containing 67 residential units, ground floor commercial uses and a minimum of 33 parking spaces located at 1002 S Racine; a new 6 story building containing 70 residential units and a minimum of 40 parking spaces located at 1257 W Roosevelt; a new 6 story building containing 70 residential units, and a minimum of 40 parking spaces located at 1357 W Roosevelt and the rehabilitation of building located at 1322 W. Taylor into 15 residential units and the National Public Housing Museum along with a surface parking lot containing a minimum of 37 parking spaces. (20649, 28th and 25th Wards)
9. **This Item is deferred to a date certain of August 19, 2021, at the request of the applicant.**
A proposed amendment to planned development #44, submitted by Glenstar O'Hare LLC, for the property generally located at 8535 West Higgins Road. The site is currently zoned Planned Development 44 and the applicant seeks to change the designation to Planned Development 44, as amended. The amendment would allow the applicant to divide Sub-Area B into three sub areas; Sub-Area B1 will include a 90' tall, seven-story building with 297 dwelling units and 270 required, accessory, vehicular, parking spaces. Sub-Areas B2 and B3 will retain previously approved development rights for a future office development with a maximum

height of 190' and 1,230 required, accessory, vehicular, parking spaces. No changes are proposed to Sub-Area A. (20699; 41st Ward)

10. A proposed amendment to Institutional Planned Development #527, submitted by Illuminarium Chicago, LLC, for the property generally located at 600 East Grand Avenue. The applicant proposes to amend Institutional Planned Development #527 to allow for commercial uses within the Crystal Garden space at Navy Pier. No changes to the exterior of the building will be made (20727; 42nd Ward).
11. A proposed planned development, submitted by RIU Chicago LLC, for the property generally located at 150 E. Ontario Street. The applicant is proposing to rezone the property from DX-12 (Downtown Mixed-Use District) to a Business Planned Development. The applicant proposes the construction of a new 28-story hotel building, with an overall height of 345', containing 388 hotel keys and two internal loading berths. A 6.40 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 18.4 (20701; 42nd Ward).
12. A proposed amendment to Residential Planned Development 1023 and a Lake Michigan and Chicago Lakefront Protection Ordinance application, submitted by CCA Lakeview LLC, for the property generally located at 3630-3636 N. Lake Shore Drive and 601-627 W. Waveland Avenue. The property is currently zoned Residential Planned Development 1023 and is within the Public Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to change the zoning designation from Residential Planned Development 1023 to B2-5 Neighborhood Mixed-Use District and then to Residential Business Planned Development 1023, as amended. The applicant proposes the construction of a 19-story and a 6-story residential building, connected at the base, with 333 residential units, 145 parking spaces, and a 5,000 SF restaurant with an outdoor patio at grade. (20391, LF#742, 46th Ward)
13. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance application and an Amendment to planned development 37, submitted by Lincoln Property Company National LLC, for the property generally located at 4600 N Marine Drive. The property is currently zoned Residential-Institutional Planned Development No. 37 and is within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant is proposing to construct a 12-story residential building with 314 units and 136 vehicular parking spaces. (LF #757, 20698; 46th Ward).
14. A proposed amendment to Planned Development 180, submitted by the Benedictine Sisters of Chicago, for the property generally located at 7416-7460 N. Ridge Blvd. The property is currently zoned Planned Development 180, and the applicant is proposing to establish two subareas to allow for the future development of a senior living facility in the northern subarea. No changes are proposed to the southern subarea, which includes the existing school, monastery, convent, chapel, and care facility. (20743, 49th Ward).

5. CHAIRMAN'S REPORT / INFORMATIONAL PRESENTATIONS

1. None Scheduled

6. ADJOURN